Karen Johnson Davidson County
Batch# 195620 DEEDQC
02/14/2019 04:01:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190214-0014083

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Darryl Morris 1021 Sharpe Avenue Nashville, TN 37206	Same	083 01 0 106.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ NONE.

Johnny D. Morris
Affiant

SUBSCRIBED AND SWORN to before me this 13 day of Feb, 2019.

Notary Public
My Commission Expires: My Commission Expires September 7, 2020

KYLE DEMONBREUN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, ROSE ANN MORRIS, an unmarried person, by these presents do hereby quitclaim and convey unto JOHNNY DARRYL MORRIS, his heirs and assigns, all of my right, title and interest in and to those certain tracts or parcels of real property located in Davidson County, Tennessee, more particularly described below:

Tract I

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Jones & Bradford's Subdivision of record in Book 161, Page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 50 feet on the northerly side of Sharpe Avenue and extends back between parallel lines 154.5 feet to an alley.

Tract II

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Jones & Bradford's Subdivision of record in Book 161, Page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 50 feet on the northerly side of Sharpe Avenue and extends back between parallel lines 154.5 feet to an alley.

Being the same property conveyed to Johnny Darryl Morris and Rose Ann Morris by Executor's Deed from Johnny Darryl Morris, Executor of the Estate of Robert Henry Morris, Sr., of record in Instrument No. 20170606-0056534, Register's Office for Davidson County, Tennessee.

This improved property is known as 1021 Sharpe Avenue, Nashville, Davidson County, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 13 day of February, 2019.

Rose Ann Morris
ROSE ANN MORRIS

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED BY THE PARTIES TO CONDUCT AND HAS NOT CONDUCTED AN EXAMINATION OF THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED IN THIS QUITCLAIM DEED OR THE DESCRIPTION OF THE PROPERTY CONVEYED HEREUNDER. THIS DEED HAS BEEN PREPARED SOLELY FROM THE GRANTOR'S PRIOR DEED, WITHOUT THE AID OF A SURVEY OR TITLE EXAMINATION OR REPORT. THEREFORE, THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE WHASOEVER AS TO THE STATUS OR TITLE OR ACCURACY OF THE DESCRIPTION OF THIS PROPERTY.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Rose Ann Morris, of the State and County aforesaid, personally appeared ROSE ANN MORRIS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at Nashville, Tennessee, this 13 day of ~~December~~ February, 2019.

NOTARY PUBLIC

KYLE DEMONBREUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires
~~September 7, 2020~~